

090.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

920,300 / 920,300

USE VALUE:

920,300 / 920,300

ASSESSED:

920,300 / 920,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10		CRAWFORD ST, ARLINGTON

Legal Description							User Acct
							57486
							GIS Ref
							GIS Ref
							Insp Date
							09/11/17

OWNERSHIP

Unit #:

Owner 1: ZOU LERAN

Owner 2: TANG YANG

Owner 3:

Street 1: 1573 VISTA CLUB CIR APT 304

Street 2:

Twn/City: SANTA CLARA

St/Prov: CA Cntry Own Occ: N

Postal: 95054 Type:

PREVIOUS OWNER

Owner 1: CALVEY JAMES M -

Owner 2: -

Street 1: 21 HERITAGE DR

Twn/City: WOBURN

St/Prov: MA Cntry

Postal: 01801

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1524 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 6	Colonial			Full Bath: 2	Rating: Very Good			SCUTTLE HOLE.														
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																	
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																	
Prime Wall: 4	- Vinyl			A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 2	- Hip			OTHER FEATURES																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1														
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Frl:	Rating:			Other														
GENERAL INFORMATION				WSFlue:	Rating:			Upper														
Grade: C+ - Average (+)				CONDO INFORMATION				Lvl 2														
Year Blt: 1926	Eff Yr Blt:			Location:				Lvl 1														
Alt LUC:		Alt %:		Total Units:				Lower														
Jurisdct: G19		Fact: .		Floor:				Totals	RMs: 7	BRs: 4	Baths: 2	HB	1									
Const Mod:				% Own:				REMODELING				RES BREAKDOWN										
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL										
INTERIOR INFORMATION				Phys Cond: VG - Very Good	4.6 %			Interior:	1	7	4											
Avg Ht/FL: STD				Functional:		%		Additions:														
Prim Int Wal 2	- Plaster			Economic:		%		Kitchen:														
Sec Int Wall:		%		Special:		%		Baths:														
Partition: S - Typical				Override:		%		Plumbing:														
Prim Floors: 3 - Hardwood				Total:	4.6 %			Electric:														
Sec Floors:		%		CALC SUMMARY				Heating:														
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00				General:														
Subfloor:				Size Adj.: 1.33897638				Totals	1	7	4											
Bsmnt Gar:				Const Adj.: 1.33623266																		
Electric: 3 - Typical				Adj \$ / SQ: 232.594																		
Insulation: 2 - Typical				Other Features: 105535																		
Int vs Ext:				Grade Factor: 1.10																		
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																		
Heat Type: 5 - Steam				NBHD Mod:																		
# Heat Sys: 1				LUC Factor: 1.00																		
% Heated: 100		% AC: 100		Adj Total: 566417																		
Solar HW: NO	Central Vac: NO			Depreciation: 26055																		
% Com Wal	% Sprinkled			Depreciated Total: 540362																		
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																
Make:		Model:																				
SPEC FEATURES/YARD ITEMS				Serial #:																		
				Year:																		
				Color:																		
				PARCEL ID 090.0-0001-0005.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
19	Patio	D	Y	1	15X15	A	AV	2015	3.92	T	5	101			800			800				
More: N	Total Yard Items:	800	Total Special Features:		Total:	800																

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	4	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	7	4	

RES BREAKDOWN

FFL	First Floor	762	232.590	177,237	
SFL	Second Floor	762	232.590	177,237	
BMT	Basement	672	69.780	46,891	
OPF	Open Porch	264	30.400	8,025	
Net Sketched Area: 2,460 Total: 409,390					
Size Ad	1524	Gross Area	2460	FinArea	1524

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	762	232.590	177,237						
SFL	Second Floor	762	232.590	177,237						
BMT	Basement	672	69.780	46,891						
OPF	Open Porch	264	30.400	8,025						

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	762	232.590	177,237						
SFL	Second Floor	762	232.590	177,237						
BMT	Basement	672	69.780	46,891						
OPF	Open Porch	264	30.400	8,025						

IMAGE



AssessPro Patriot Properties, Inc